

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON MAY 1, 2006
(Approved May 15, 2006)

The Board of Supervisors held their regular monthly meeting on Monday, May 1, 2006. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, John Doering, Jr., Timothy Roland, and Rosemarie C. Miller. Also, in attendance were Casey LaLonde, Township Manager, John A. Koury, Jr., Township Solicitor and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m.

1. MINUTES

Minutes of April 17, 2006

Mr. Rinehart moved to accept the minutes of the April 17, 2006 workshop meeting as presented. Mr. Doering seconded the motion. Mr. Roland abstained due to his absence at the April 17, 2006 workshop meeting. The motion carried with a 4-0-1 vote.

2. PUBLIC COMMENTS

Mr. David Heim made note of weed issues in the township and the Township Manager noted that violation letters would be sent.

Nick Mendenhall presented an Eagle Scout project. The project is to construct a concrete pad for a pavilion at Towpath Park. Nick noted the project was approved by the Parks and Recreation Committee. Mr. Doering moved to approve the Eagle Scout project. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

3. REPORTS

Reports from Various Departments and Committees

There was a review of the reports from various departments and committees.

Mr. Preston recommended the Township Solicitor and Township Manager prepare documents to address changing the building permits requirements to 800 square feet.

Fund Balances Report

Fund	Checking	Money Market	CDs	Total
General	\$12,563.25	\$25,900.67		\$38,463.92
Capital Reserve		\$21,850.57		\$21,580.57
Highway Aid	\$46.00	\$250.00		\$296.00
Sewer Fund	\$0.00	\$12,961.29		\$12,961.29
Traffic Impact Fee Fund	\$259.48	\$286,285.63		\$286,545.11
Police Safety	\$3,316.50		\$2,500.93	\$5,817.43
Water Users	\$2,735.94			\$2,735.94
TOTAL				\$368,400.26

Parkerford Study Presentation

Mr. John Yurick and Mr. Jeff Gehman from McMahon Associates, Inc. were present.

There was a review of the revised Parkerford traffic study prepared by McMahon Associates, Inc. Mr. Rinehart inquired about the use of roundabouts. Mr. Yurick noted that roundabouts are very useful but may not be appropriate for this particular application.

Mr. Doering moved to approve the modified 3A plan without the stub and closing Old Schuylkill Road north of Linfield Road. Mr. Roland seconded the motion. Mr. Rinehart opposed. The vote carried with a 4-1-0 vote.

Mr. Doering moved to propose to East Vincent the cul-de-sac on the northeast section of Old Schuylkill Road. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

4. SUBDIVISION AND LAND DEVELOPMENTS

Project: Shantz Subdivision

Applicant: Anna Shantz

Mr. Rinehart moved to grant waiver from Section 304.3.A(16) of the Subdivision and Land Development Ordinance to allow the existing features within 200 feet of the site to not be shown. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to grant waiver from Section 406.7 of the Subdivision and Land Development Ordinance to allow for not road widening along the entire subdivision frontage contingent upon a request for planning waiver and non-building declaration for Lot 1 be executed by the Board of Supervisors and approved by the Pennsylvania Department of Environmental Project, a note be placed on the drawings indicating that the pavement shall be widened and shoulder improved along the Bethel Road frontage of Lot 1 as required by the subdivision and land development ordinance in effect at the time plan review application is made for any future subdivision and/or land development of Lot 1. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote. The conditions of these waivers are to be added to the plans.

Project: Yorgey Subdivision

Applicant: Henry Yorgey

Mr. Rinehart moved to approve Resolution No. 2006-15 granting final plan approval for the Yorgey Subdivision. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Project: Green Acres

Applicant: Joseph and Patricia Kandler

Mr. Doering moved to approve Resolution No. 2006-16 granting sketch plan approval for the Green Acres Subdivision. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Project: Bealer Subdivision

Applicant: Emerson Bealer, Sr.

Mr. Emerson Bealer was present to discuss the denial of the Bealer subdivision plan. Mr. Bealer noted the inactivity of his project was due to issues with the Fish and Boat Commission. Mr. Bealer stated a revised plan would be submitted to the township office by the end of May.

Mr. Rinehart moved to continue with the Bealer subdivision contingent upon the submission of revised plans by the end of May and that Mr. Bealer sign a 90-day extension. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Project: Coventry Glen

Applicant: Heritage Building Group

Mr. Doering moved to approve Escrow Release No. 11 for Coventry Glen for the amount of \$99,424.20. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to grant the Township Manager ability to authorize the Township Engineer to perform inspections for escrow releases. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Peter Mielnek and Mr. Nate Hoffman of Ryan Homes were present to discuss the issue with driveway locations at Coventry Glen. It was noted the driveways in Coventry Glen were not constructed to plan. The 2' divider between the driveways has been decreased. Mr. Preston noted that all future driveways should be 2' apart. The Board of Supervisors recessed into executive session at 8:55 p.m. to discuss this issue due to potential litigation. The monthly meeting reconvened at 9:15 p.m. Mr. Preston stated that no decisions have been made and he requested Ryan Homes have their engineer and solicitor attend the May 15, 2006 workshop meeting to discuss the issue further. It was requested the applicant provide additional information to the township in writing.

Project: Heather Glen

Applicant: Heritage Building Group

Mr. Doering moved to approve Escrow Release No. 7 for Heather Glen for the amount of \$6,515.28. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Project: Creekview

Applicant: Heritage Building Group

Mr. Doering moved to approve Escrow Release No. 9 for Creekview for the amount of \$31,769.59. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Coventry Greene

Applicant: Heritage Building Group

Mr. Rinehart moved to approve the final escrow release for Coventry Greene. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Blossom Meadows II

Applicant: All County Partnership

Mr. Doering moved to increase the financial security for Blossom Meadows II in accordance with Township Engineer letter dated April 6, 2006. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Orchard Ridge

Applicant: High Associates, Inc.

There was a brief discussion regarding the internal roads at the Orchard Ridge development. It was noted that dedication of internal roads would not occur as long as the property remains in single ownership.

Project: Meadowbrooke Hunt

Applicant: Fulmer Road Associates, LP

Mr. Rinehart moved to approve Escrow Release No. 6 for Meadowbrooke Hunt for the amount of \$2,600.01. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

The Township Solicitor noted that agreements for Meadowbrooke Hunt required an extension.

5. OTHER BUSINESS

Police Policy

Consideration of approval of Resolution No. 2006-17 regarding police policies has been tabled at the advice of the Township Solicitor until an ordinance may be prepared.

Seasonal Laborer

Mr. Rinehart moved to approve the hiring of George Strutynski, Jr. at the rate of \$12.00 for the part-time seasonal laborer position. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Phase 1 Sewer System

The Township Manager will handle the authorization for the final inspection for the Phase 1 sewer system.

Fire Police Request

Mr. Rinehart moved to approve the fire police request for May 13, 2006 for the Pottstown Symphony event. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Girl Scouts

Mr. Doering moved to approve Resolution No. 2006-18 recognizing, acknowledging and commending Lisa Marie Rorabaugh in completing the Girl Scout Gold Award. Mr. Preston seconded the motion. The motion carried with a 5-0-0 vote.

6. DISCUSSION ITEMS

Zoning Hearing Board

The Board of Supervisors noted the resignation of Peter Vetere as the Zoning Hearing Board alternate. The Board of Supervisors noted they would like to maintain an alternate for such Board. Mr. Preston requested a letter be sent to Mr. Vetere noting acceptance of his resignation and express appreciation for his service.

7. ADDITIONAL ITEMS BROUGHT TO THE BOARD

A check for the amount of \$150.00 to petty cash for Bike Rodeo supplies was approved.

It was noted that a trash basket has been installed on Mr. Paul Martin's property.

A letter from the Parks and Recreation Committee was received regarding updating the Recreation Plan. Mr. Preston noted the plan update is not in the budget for this year.

8. ADJOURNMENT

The monthly meeting adjourned at 9:50 p.m. An executive session was held to discuss personnel.

Respectfully submitted,

Rosemarie C. Miller
Township Secretary